ETWALL HOUSE, FLAT 6, STUDIO 6 134 UTTOXETER
DERBY, DE1 1GE

£1,050 PER MONTH

AVAILABLE NOW AND 1st July 2025 These NEW recently renovated studios have been finished to an immaculate standard, offering modern open plan living with a brand-new kitchen, stylish bathroom, contemporary décor and street parking.

This studio is perfect for a student or working professional wanting their own space, combining comfort and functionality in a prime location. Close to the town centre and University Campus. Beautifully presented, the studio is furnished with a comfortable double bed, complete with an adjustable night light and two sets of conveniently placed power sockets. The desk also allows you to do your work from the comfort of your own home. Whilst adding style to the apartment. EXTRA BONUS EACH ROOM HAS ITS OWN BUILT IN TV.
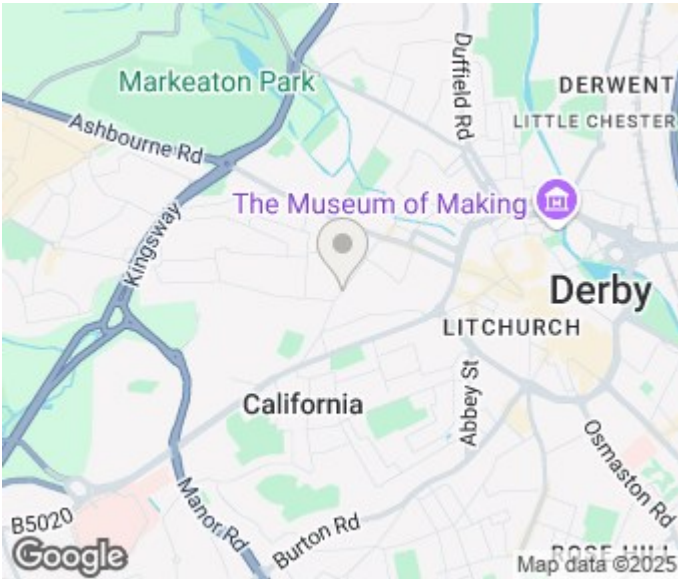
The ensuite bathroom boasts a sleek, modern design and offers ample space for getting ready in the morning. The open plan living with a brand-new kitchen, provides a great environment to enjoy cooking your food.

Location, location, location! Just a stone's throw from university and town, residents have immediate access to a fantastic range of shops, restaurants, transport links and entertainment options, all on their doorstep. Despite its great location, the property still offers a peaceful retreat, with double-glazed windows ensuring tranquility.

Picture yourself living in this luxurious studio – These are letting quickly so get a wriggle on and call Emily to book a viewing on 01332 477522!

THE STUDENT LETTING SPECIALIST

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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